Robert Ellis

look no further...

Tranby Gardens,
Wollaton, Nottingham
NG8 2AB

£425,000 Freehold

0115 922 0888

/robertellisestateagent @robertellisea

An extended, four-bedroom detached property in a sought-after quiet cul-de-sac location.

Situated just a short walk from Wollaton Hall and Deer Park, you are positioned with a wealth of local amenities on your doorstep including shops, public houses, healthcare facilities, restaurants, and bus links for journeys in and around the city. This fantastic property would be considered an ideal opportunity for a large variety of buyers, who are looking to put their own stamp on their next purchase, including families looking to upsize or anyone looking to relocate to this popular residential location.

In brief the internal accommodation comprises, entrance porch, through to a welcoming entrance hall, spacious living room, dining room, kitchen, and wet room to the ground floor. Then rising to the first floor are four bedrooms, bathroom, and separate WC.

Outside to the front of the property is a pebbled garden with flower beds, mature shrubs, and a paved driveway. There is then gated side access leading to a garage and the enclosed rear garden, this is primarily lawned, with a paved seating area and hedged boundaries.

The property offers the foundations for any purchaser to create a fantastic family home with the potential to remodel and extend (STPP) and with the additional benefit of no upward chain, it is well worthy of an early internal viewing.

Entrance Porch
UPVC double glazed entrance and secondary door leading into the entrance hall.

Entrance Hall
A carpeted entrance hall, with radiator and access to the under the stair's storage cupboard.

Living Room
18'5" x 11'11" (5.63m x 3.64m)
A carpeted reception room, with radiator, gas fire and UPVC double glazed bay window to the front aspect.

Dining Room
11'10" x 7'9" (3.63m x 2.38m)
A carpeted room, with radiator and UPVC double glazed window to the rear aspect.

Kitchen
17'9" x 11'10" reducing to 7'5" (5.43m x 3.63m reducing to 2.28m)
A range of wall and base units with work surfacing over and tiled splashbacks, one and half bowl sink with mixer tap, inset electric oven, and gas hob with extractor fan above and integrated dishwasher. Space and fittings for freestanding appliances to include fridge freezer, washing machine and dryer. UPVC double glazed window to the rear and UPVC double glazed door to the side passage.

Downstairs Wet Room
Incorporating an electric shower, wash hand basin and low flush WC, part tiled walls and floor, radiator and UPVC double glazed window to the front aspect.

First Floor Landing
Access to the loft hatch and UPVC double glazed window to the side aspect.

Bedroom One
13'11" x 12'0" (4.24m x 3.66m)
A carpeted double bedroom, with radiator, fitted wardrobe's and UPVC double glazed bay window to the front aspect.

Bedroom Two
12'0" x 11'11" (3.66m x 3.64m)
A carpeted double bedroom, with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

Bedroom Three
8'2" x 7'4" (2.50m x 2.24m)
A carpeted bedroom, with radiator and UPVC double glazed window to the rear aspect.

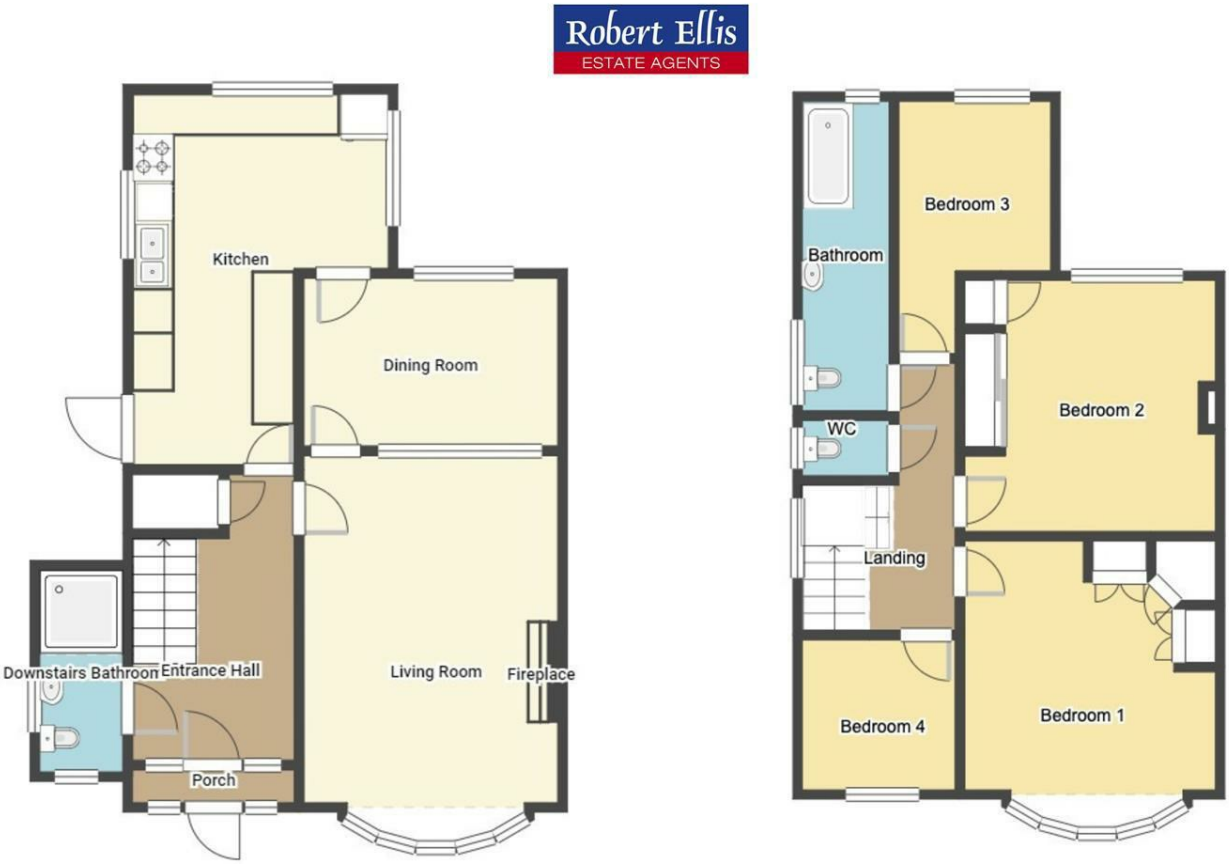
Bedroom Four
7'5" x 7'6" (2.28m x 2.29m)
A carpeted bedroom with radiator and UPVC double glazed window to the front aspect.

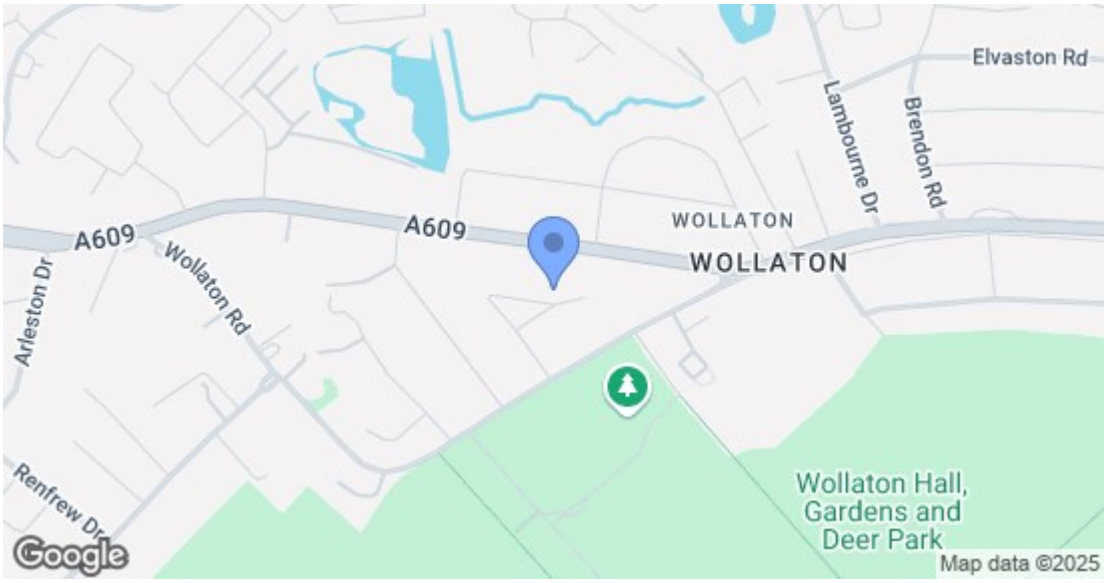
Bathroom
Incorporating a three-piece suite to include bath, with mains power shower above, wash hand basin and low flush WC, part tiled walls, radiator and UPVC double glazed window to the rear aspect.

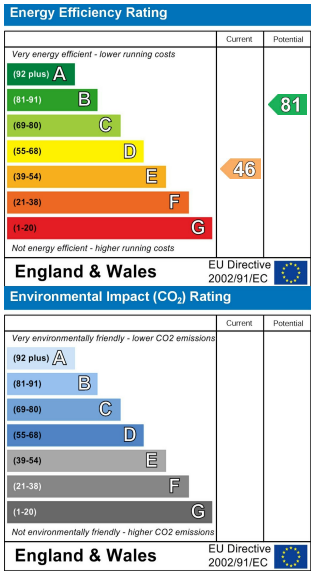
Separate WC
Low flush WC and UPVC double glazed window to the side aspect.

Outside
To the front is a pebbled garden with mature shrubs, flower beds and a paved driveway. Gated side access to the rear garden, this is stepped down and primarily lawned with a paved seating area, mature shrubs, and flower beds.

Garage
Side hinged garage doors top front and power.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

12 High Road, Beeston, Nottingham, Nottinghamshire, NG9 2JP
beeston@robertellis.co.uk
0115 922 0888